



DESIGN REVIEW

SINGLE FAMILY HOMES AND DUPLEXES

The design review processes improves the design quality of residential design, enhances and protects existing neighborhoods, and promotes an orderly and attractive community.

DESIGN REVIEW

The City of Sunnyvale has established criteria and guidelines for design review of new and remodeled single family homes. Please be aware that some neighborhoods have unique characteristics (see sidebar).

SINGLE FAMILY HOME DESIGN REVIEW

Any addition to a single family home or duplex which is greater than 20% of the area of the existing structure, or which includes a second story component, must go through a Design Review process with the Planning Division. The level of review required varies based on the scope of the project or addition and may range from staff level review, staff level review with notification and Planning Commission review (consult with Planning Division staff). The Planning Division may require Design Review for significant changes to the exterior of the structure. This is especially critical in Eichler neighborhoods and the Taaffe Frances neighborhood.

As part of any Design Review process, the proposed addition is reviewed for compliance with development standards and the design policies described in the applicable document (see sidebar). These documents are available online at www.sunnyvaleplanning.com or at the One-Stop Permit Center.

DESIGN PRINCIPLES

These design principles should be respected in all residential projects. They are the touchstones upon which the design techniques are based, and, since design guidelines cannot anticipate every condition that might occur, they will be used in addressing conditions not specifically covered within the document. The following are the principles contained in the design techniques:

- Reinforce prevailing neighborhood development patterns
- Respect the scale, bulk and character of homes in the neighborhood
- Design homes to respect their immediate neighbors
- Minimize the visual impacts of parking
- Respect the predominant materials and character of front yard landscaping
- Use high quality materials and craftsmanship
- Preserve mature landscaping.

SINGLE FAMILY HOME DESIGN TECHNIQUES

These separate guidelines contain policy statements on neighborhood compatibility, architectural detail and privacy.

EICHLER DESIGN GUIDELINES

These guidelines are incorporated in the Single Family Home Design Techniques and apply specifically to homes within Eichler neighborhoods.

TAAFFE- FRANCES HERITAGE NEIGHBORHOOD DESIGN GUIDELINES

These separate guidelines are intended to preserve the unique historic character of the Taaffe-Frances neighborhood and apply to homes located on S. Taaffe and S. Frances between Olive Avenue and E. El Camino Real.

SINGLE STORY COMBINING DISTRICTS

Single-story Combining Districts are created at the request of home owners within a specific area and limit construction and additions to one story structures. Check with the Planning Division to determine if your home is located within a Single-story Combining Districts.